



**106 NEWTOWN ROAD, MARLOW**  
**PRICE: £635,000 FREEHOLD**

**am** ANDREW  
MILSON

**106 NEWTOWN ROAD  
MARLOW  
BUCKS SL7 1LQ**

**PRICE: £635,000 FREEHOLD**

Situated just over half a mile from Marlow High Street, an attractive three bedroom mid terrace home that has been thoughtfully extended and improved over recent times worthy of an internal inspection.

**75' LOW MAINTENANCE GARDEN WITH  
USEFUL OUTBUILDING:**

**THREE BEDROOMS: BATHROOM:**

**ENTRANCE HALL: LIVING ROOM:**

**OPEN PLAN KITCHEN/BREAKFAST ROOM:**

**GAS CENTRAL HEATING TO RADIATORS:**

**DOUBLE GLAZING: DOUBLE GARAGE:  
DRIVEWAY PARKING.**

**TO BE SOLD:** a much improved three bedroom extended mid terrace home situated in this convenient and popular setting within level walking distance of Marlow High Street, railway station and the River Thames. Marlow has excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with trains, via Maidenhead, to London Paddington which links to the Elizabeth Line. The M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively.

The accommodation comprises:

Part glazed front door to **ENTRANCE HALL** with stairs to First Floor Landing, radiator and door to



**LIVING ROOM** a front aspect room with double glazed window, fireplace, radiators, television aerial point, under stairs storage cupboard and door leading to



**KITCHEN/BREAKFAST ROOM** fitted with a matching range of floor and wall units, ample work surface space incorporating a breakfast bar, one and a half bowl single drainer sink unit, ceramic hob with extractor fan over and oven below, integrated fridge and freezer, dishwasher, space and plumbing for washing machine, tiled floor with electric underfloor heating, ample space for dining table, vertical radiator, concealed central heating boiler, door to garden.

**FIRST FLOOR**

**LANDING** access to mostly boarded loft space.



**BEDROOM ONE** a rear aspect room with double glazed window, radiator, free standing wardrobe.



**BEDROOM TWO** a front aspect room with double glazed window, radiator, free standing wardrobe.

**BEDROOM THREE** a rear aspect room with double glazed window, radiator.



**BATHROOM** white suite comprising enclosed panel bath with shower over, vanity wash hand basin, low level w.c., heated towel rail, fully tiled walls and floor.

#### **OUTSIDE**



There is driveway parking to the front and a service road close by which leads down to the rear of the property where there is additional parking and a **DOUBLE GARAGE**.

**THE REAR GARDEN** has been cleverly designed and benefits from a large decked entertaining area and adjacent covered seating area. There is a small area of Astroturf lawn and a further decked walkway leading to the rear of the garden where there is an



**USEFUL OUTBUILDING** which could be used as a home office, gym or summerhouse.

**M47540124 EPC BAND: D**

**COUNCIL TAX BAND: D**

**VIEWING:** Please contact our Marlow office [homes@andrewmilsom.co.uk](mailto:homes@andrewmilsom.co.uk) or **01628 890707**.

**DIRECTIONS:** from our High Street office turn left and continue to the next roundabout turning left into Station Road which continues into Dedmere Road and at the T junction turn left into Newtown Road where the subject property can be found after a short distance on the left hand side.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

[allan@attfieldjamesfm.co.uk](mailto:allan@attfieldjamesfm.co.uk)

[www.attfieldjamesfinancialmanagement.co.uk](http://www.attfieldjamesfinancialmanagement.co.uk)

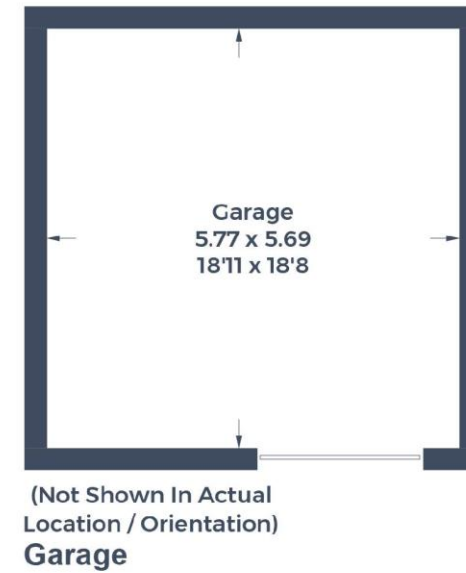
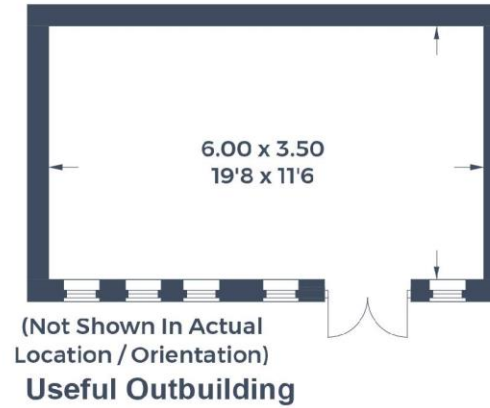
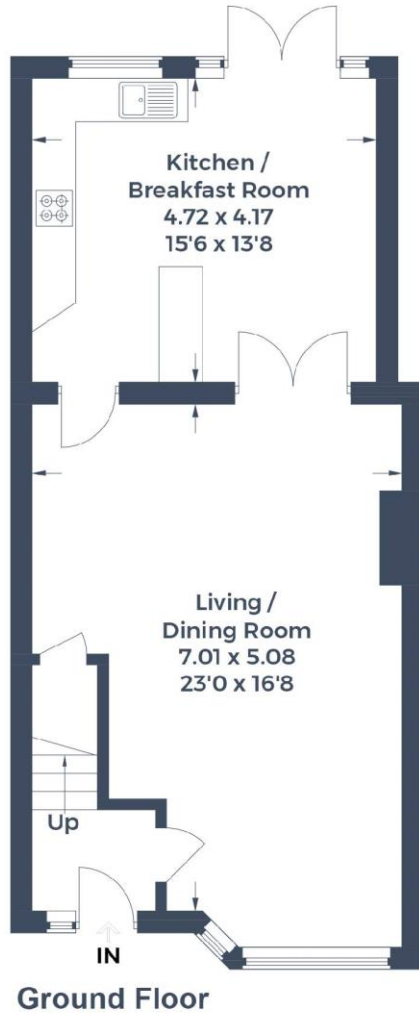
*Your home is at risk if you do not maintain mortgage payments or a loan secured on it.*

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

**Letting and Management:** We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS  
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area  
 Ground Floor = 58.7 sq m / 632 sq ft  
 First Floor = 35.7 sq m / 384 sq ft  
 Garage = 33.3 sq m / 359 sq ft  
 Total = 127.7 sq m / 1375 sq ft  
 (Excluding Useful Outbuilding)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.